

# CITY CENTER UPDATE

June 2015





# SANDY SPRINGS CITY CENTER





# Agenda

- Landscape
- Architecture
- Private Sector



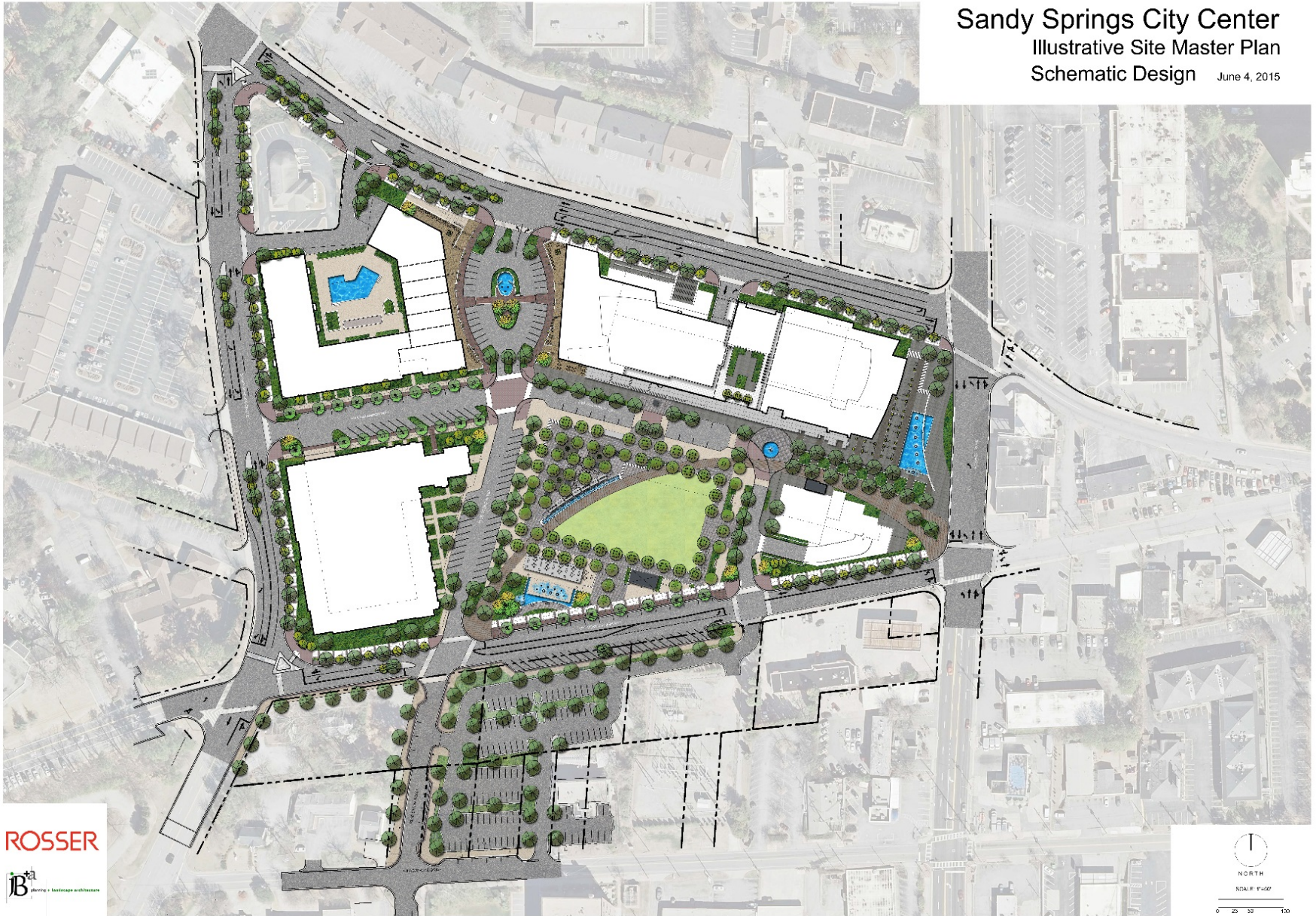
# Visual Aesthetics Background

- May
  - Visual Preference Open House (March 4)
  - Online Survey
    - More than 750 Respondents
    - Visual Preference Sessions: AirWatch, Riverwood High, Mt Vernon Presbyterian School
- Utilizing public feedback, continued development of office, performing arts center, park and private components



# SANDY SPRINGS CITY CENTER

Sandy Springs City Center  
Illustrative Site Master Plan  
Schematic Design June 4, 2015



ROSSER

B<sup>2</sup>  
planning + landscape architecture



0 20 40 100



## Market Square





# SANDY SPRINGS CITY CENTER





# SANDY SPRINGS CITY CENTER





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# Roof Top Garden





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## PAC Plaza





# SANDY SPRINGS CITY CENTER

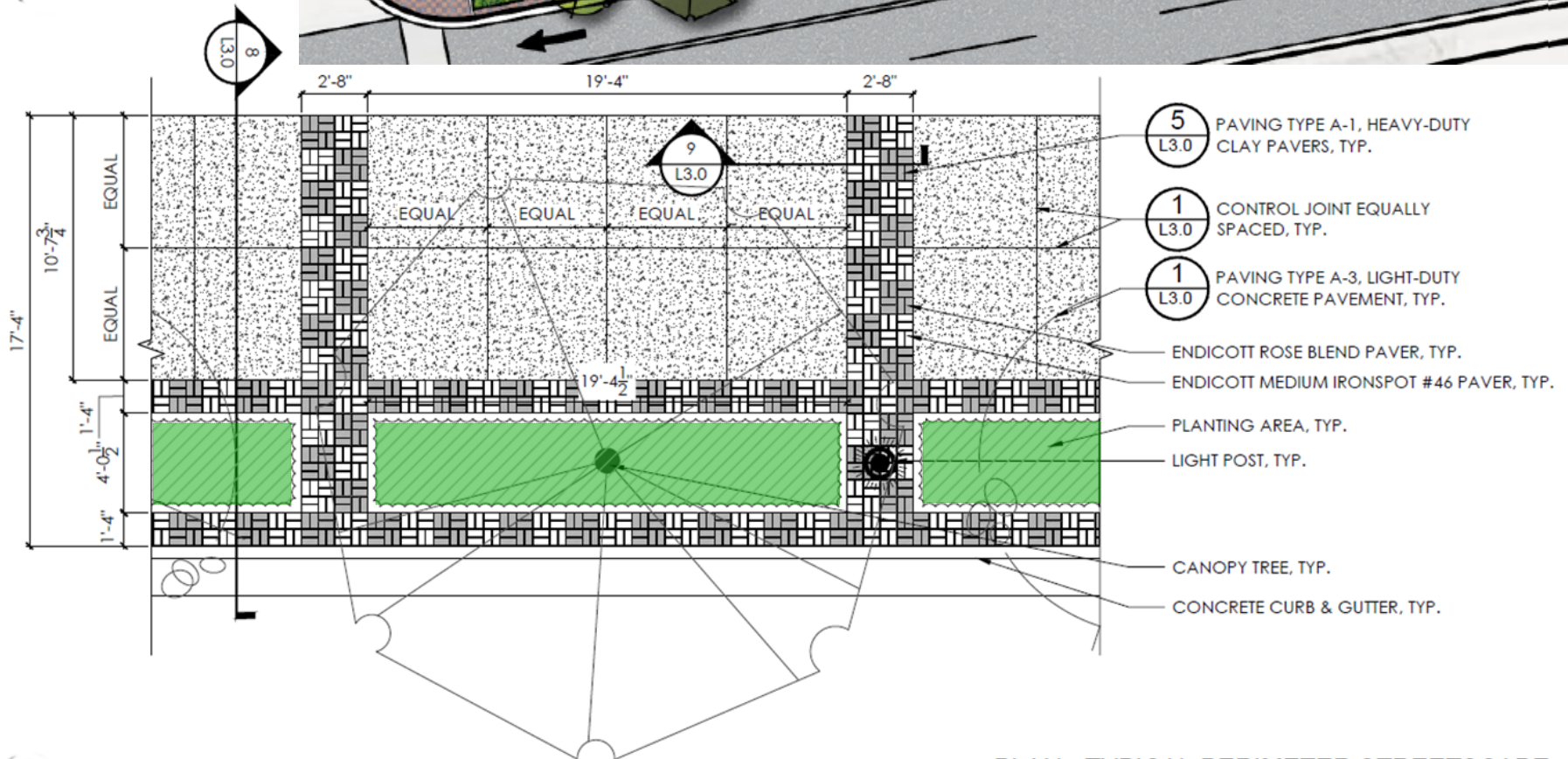
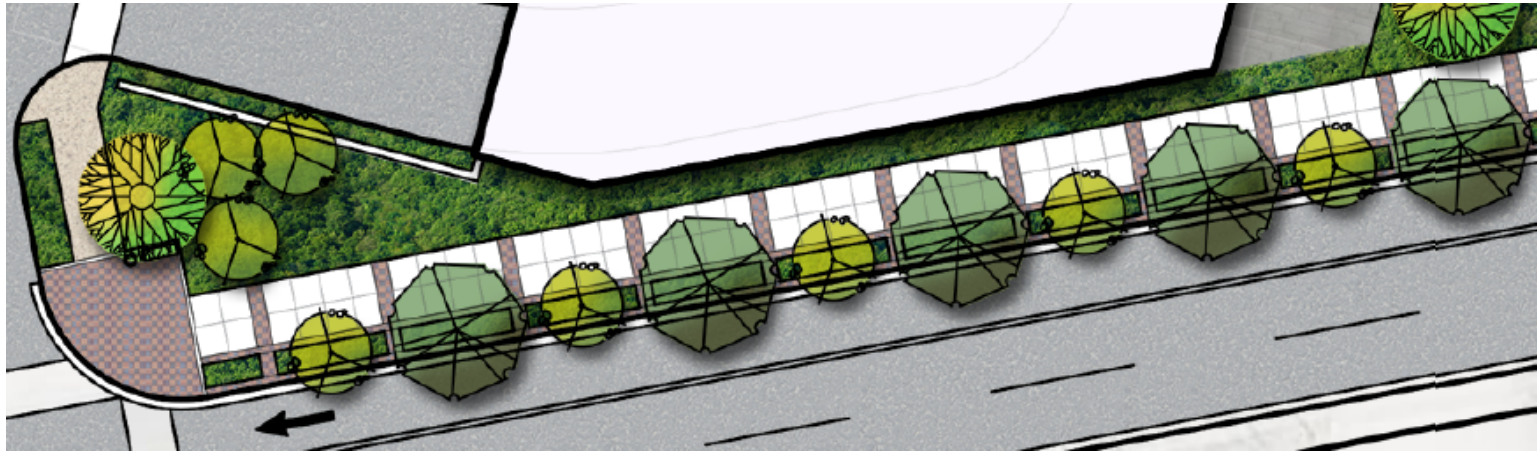
## Eva Galambos Way





# SANDY SPRINGS CITY CENTER

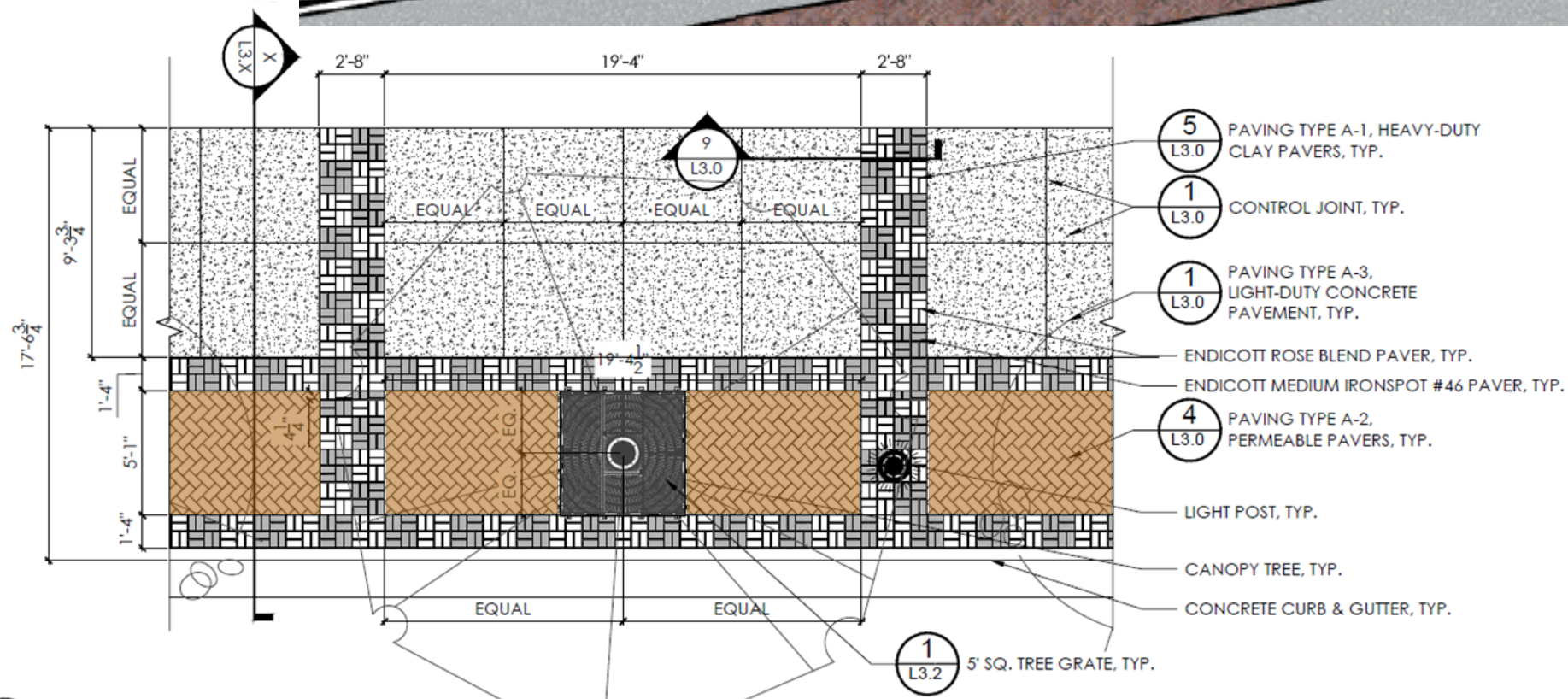
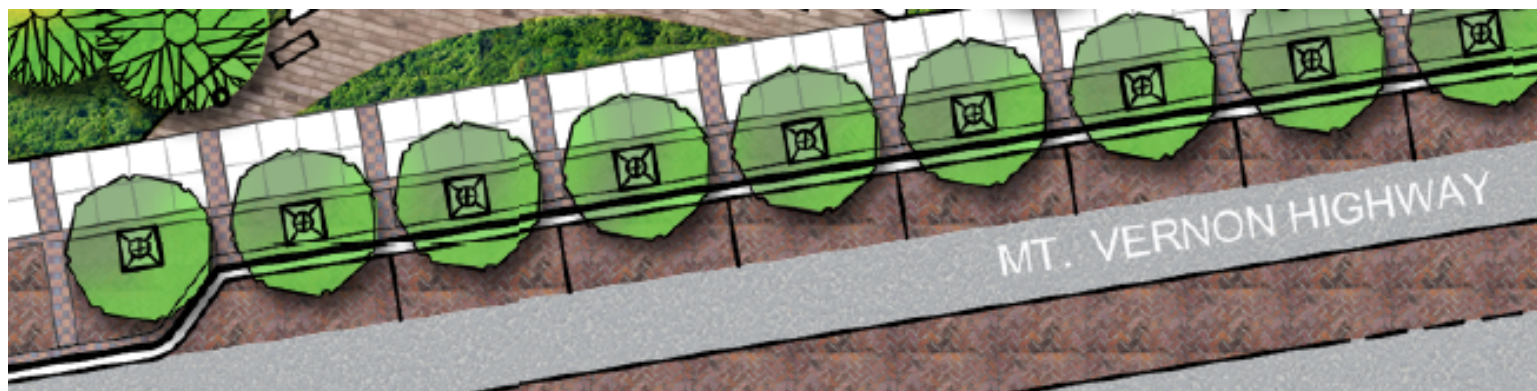
## Typical Perimeter Streetscape



PLAN - TYPICAL PERIMETER STREETScape



# Festival Street Perimeter Streetscape

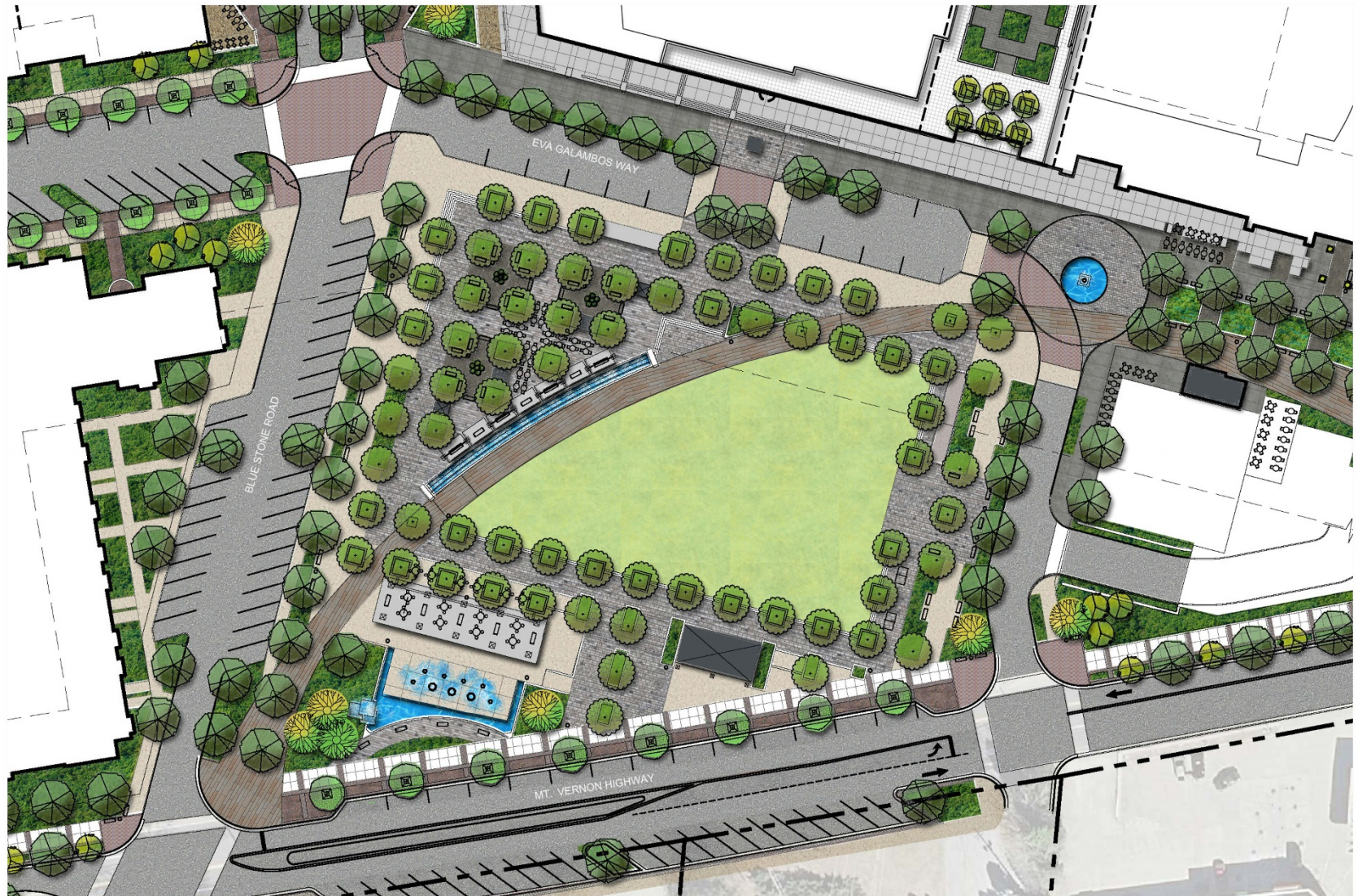


### PLAN - ALTERNATE PERIMETER STREETSCAPE

SCALE: N.T.S.



## Central Green





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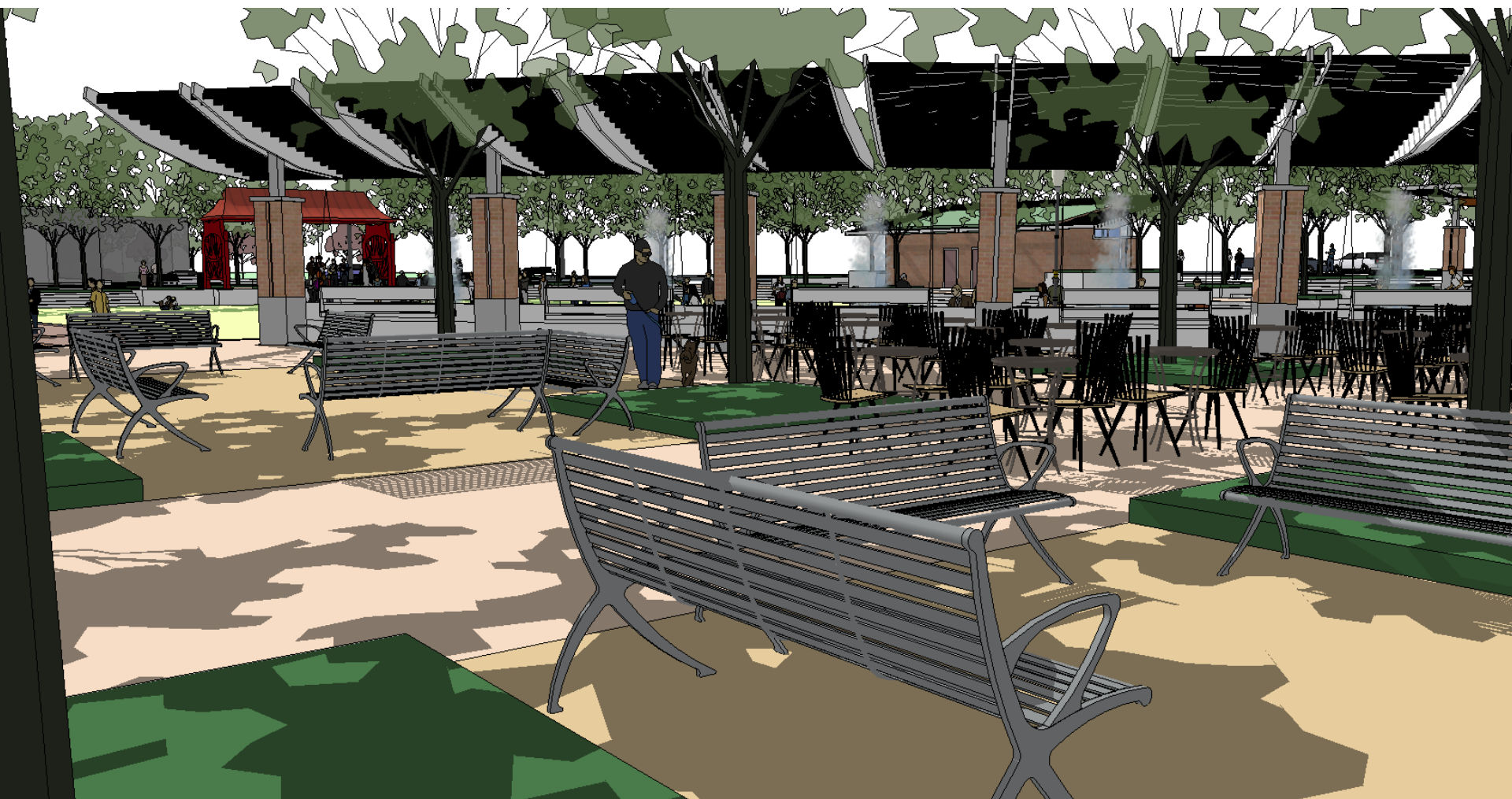


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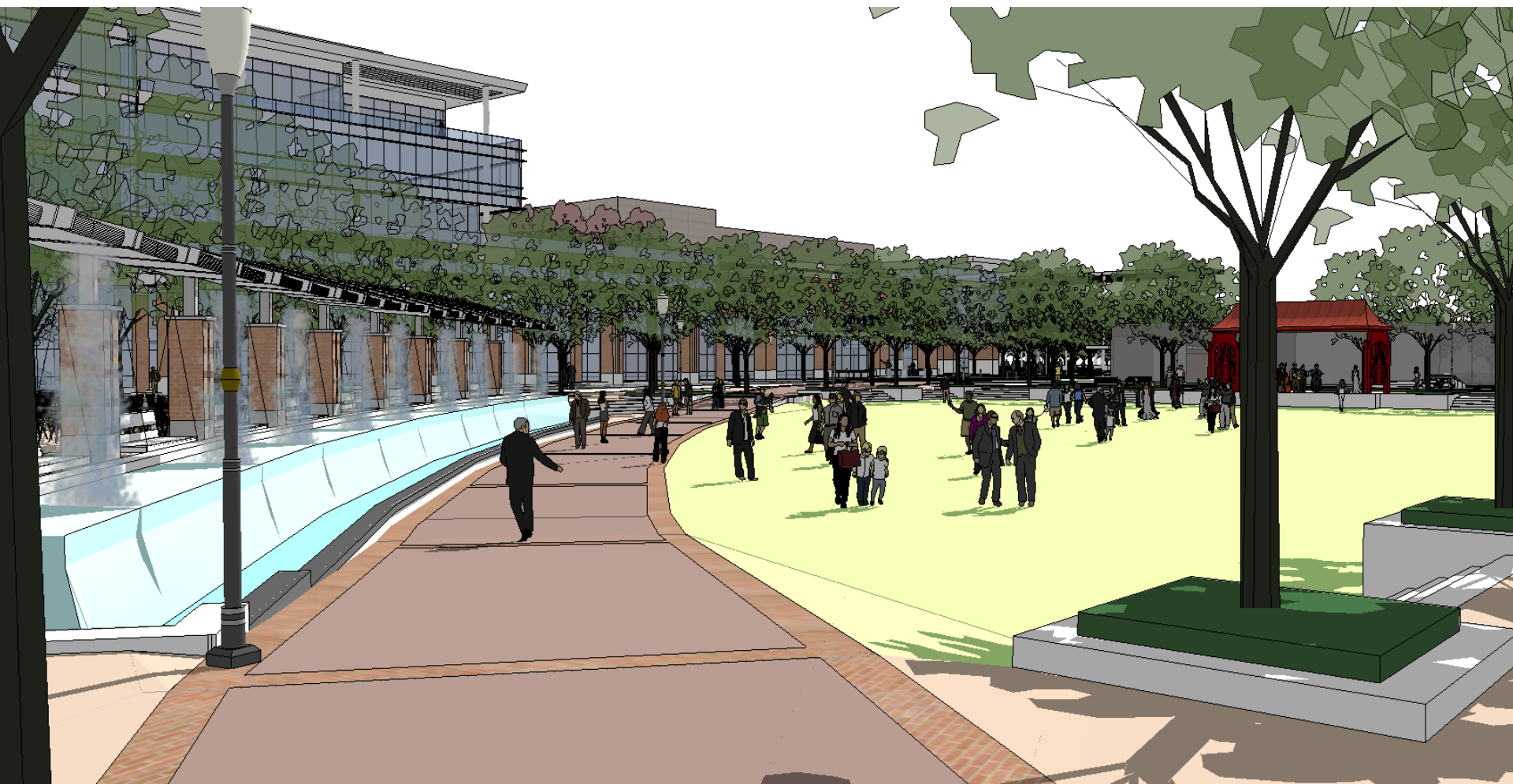


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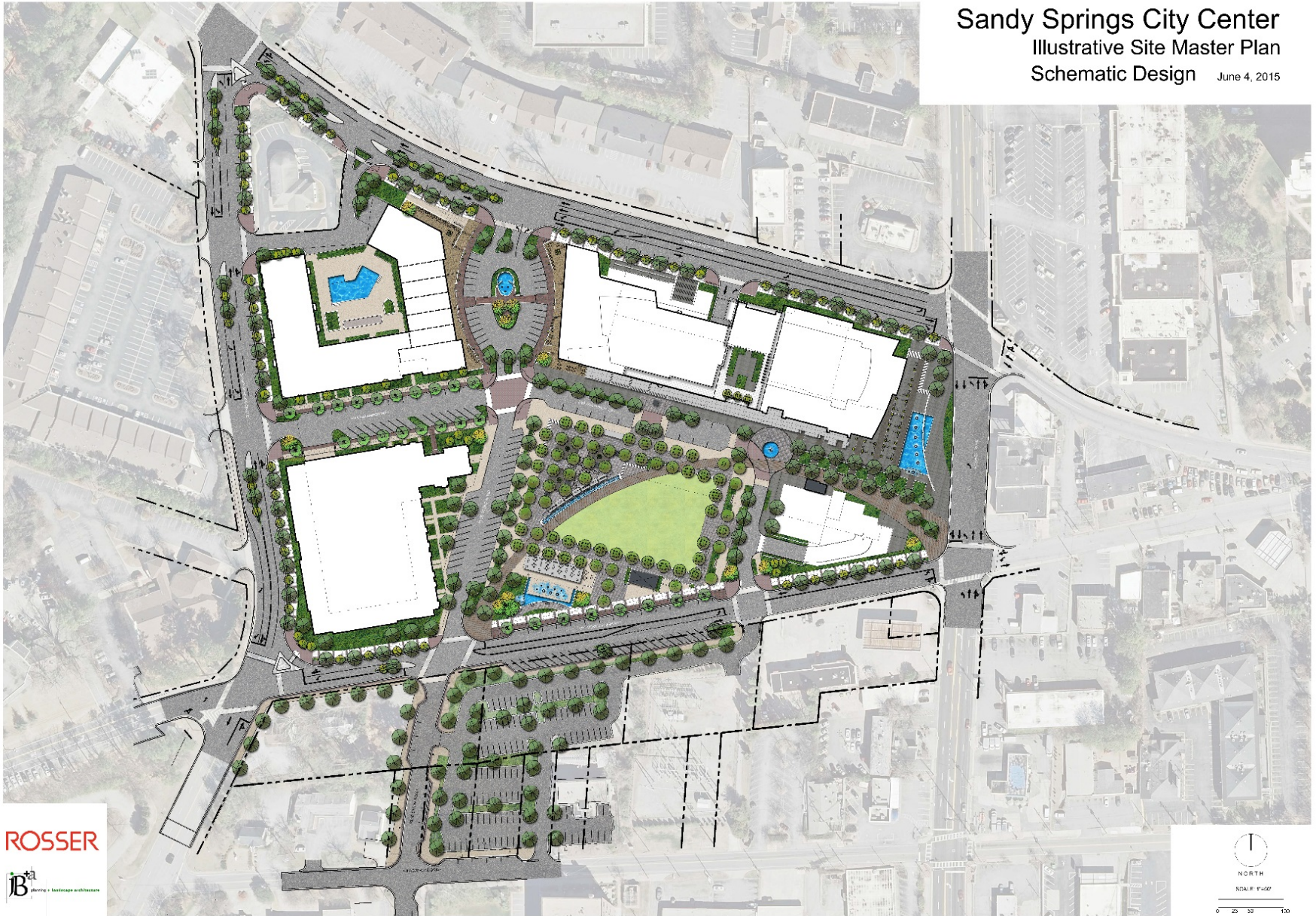
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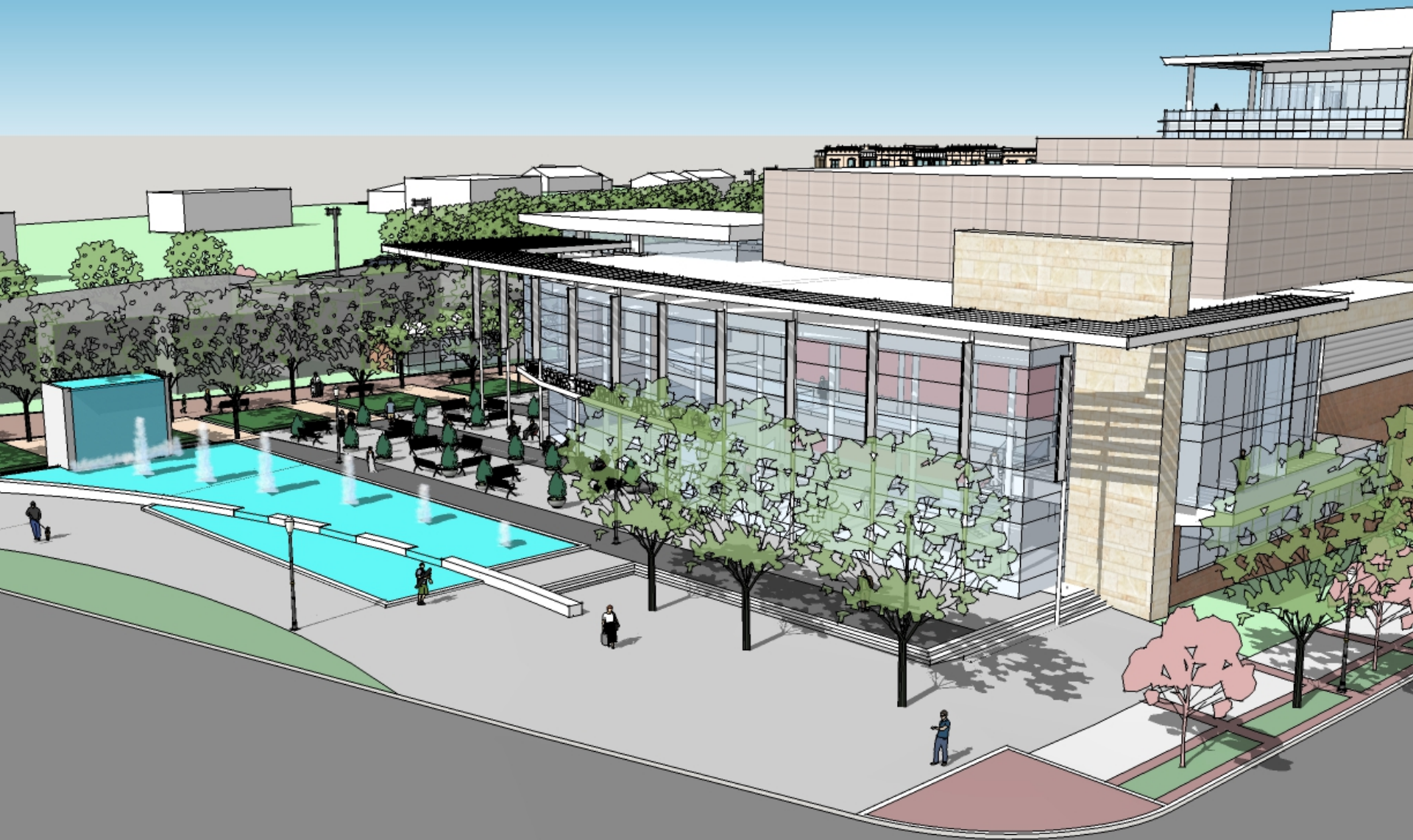


0 20 40 60

0 20 40 60 80 100



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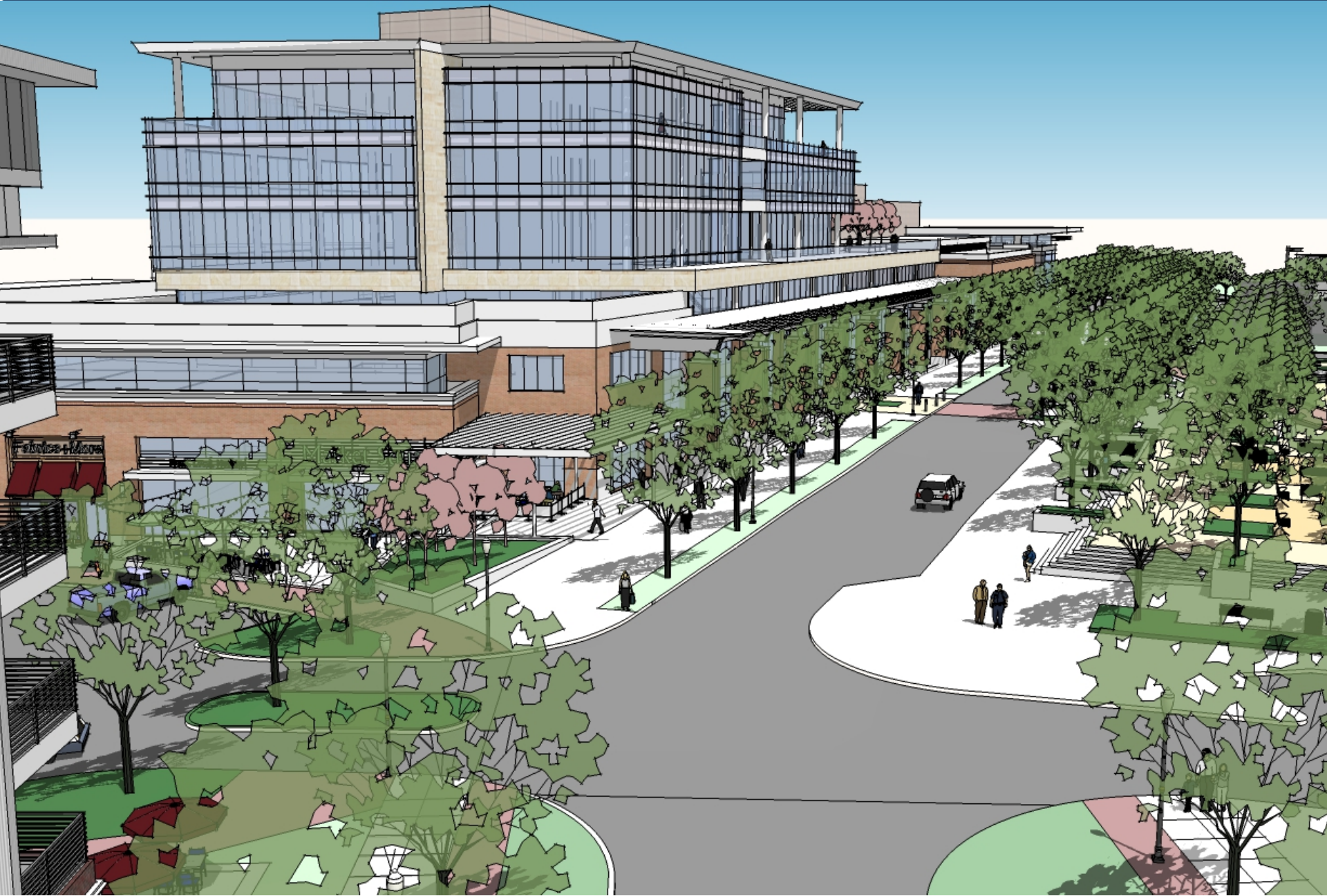


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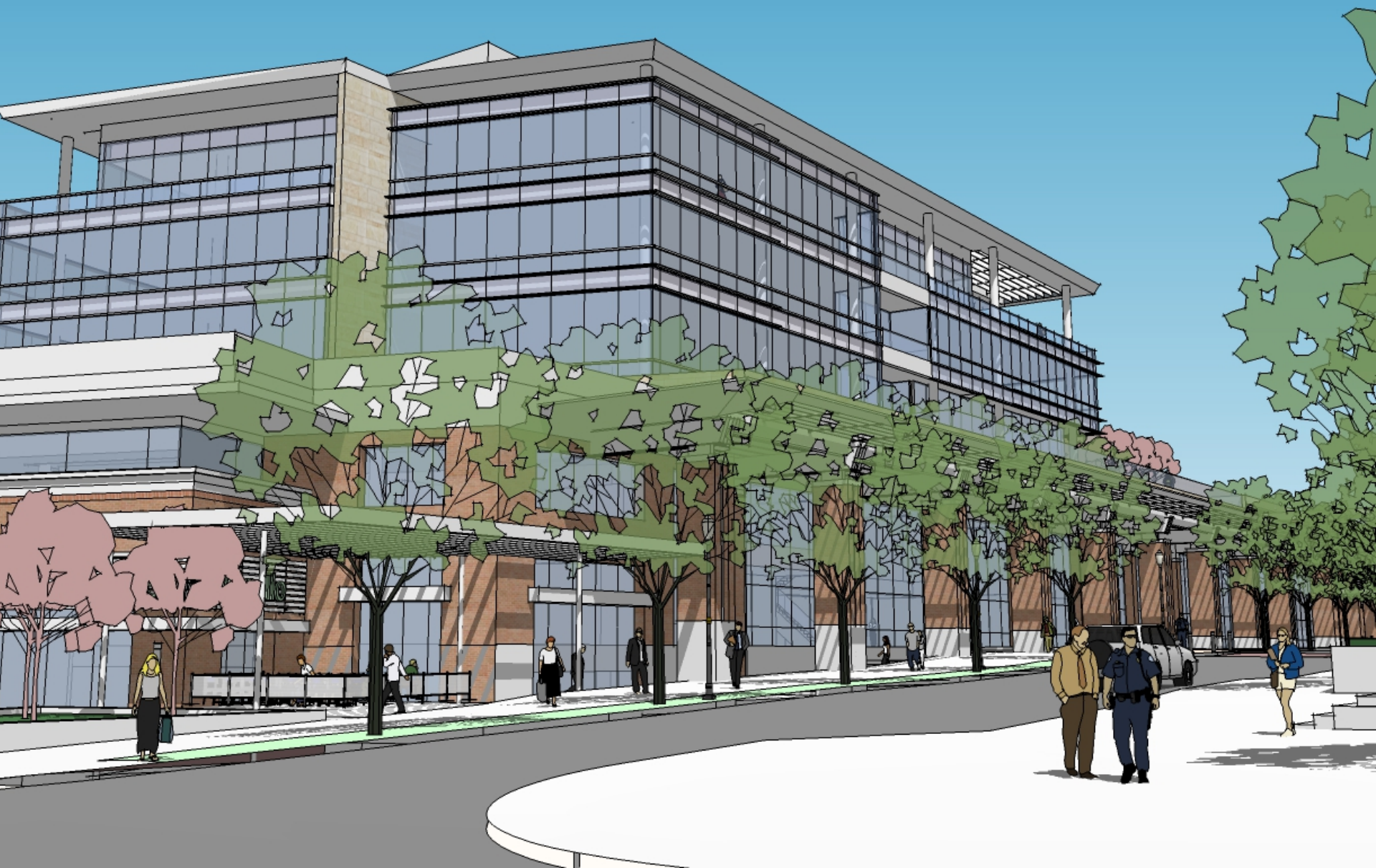


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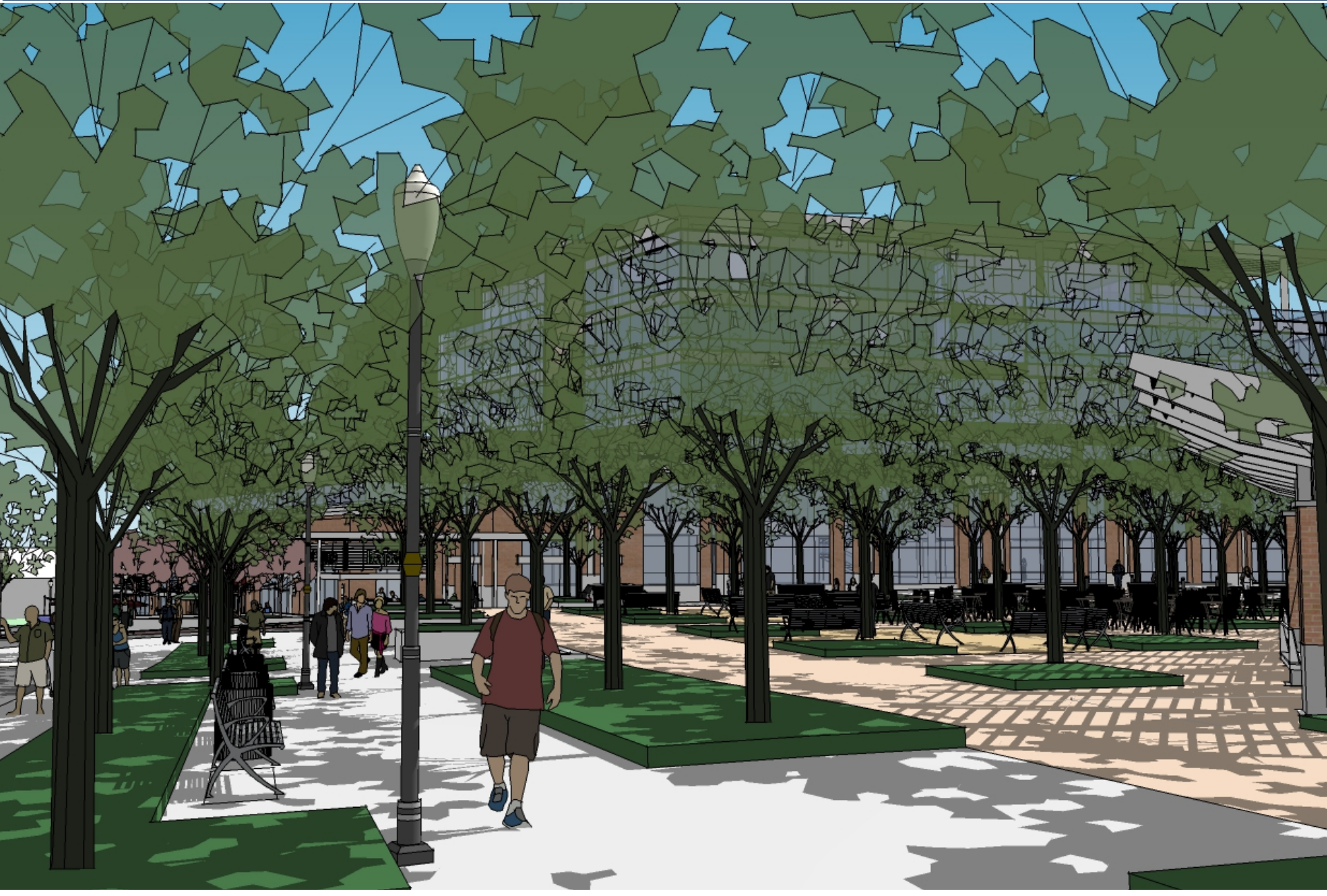


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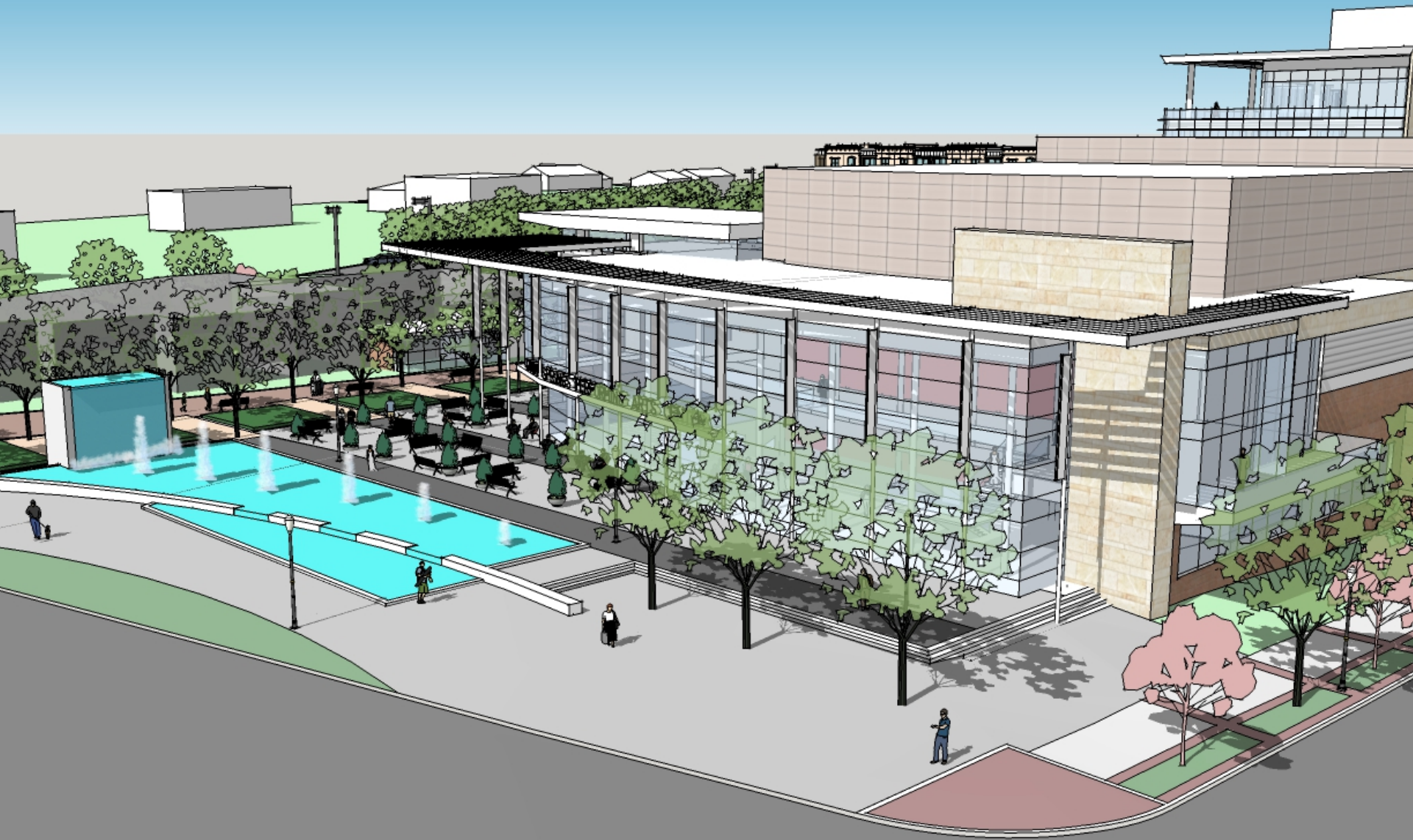


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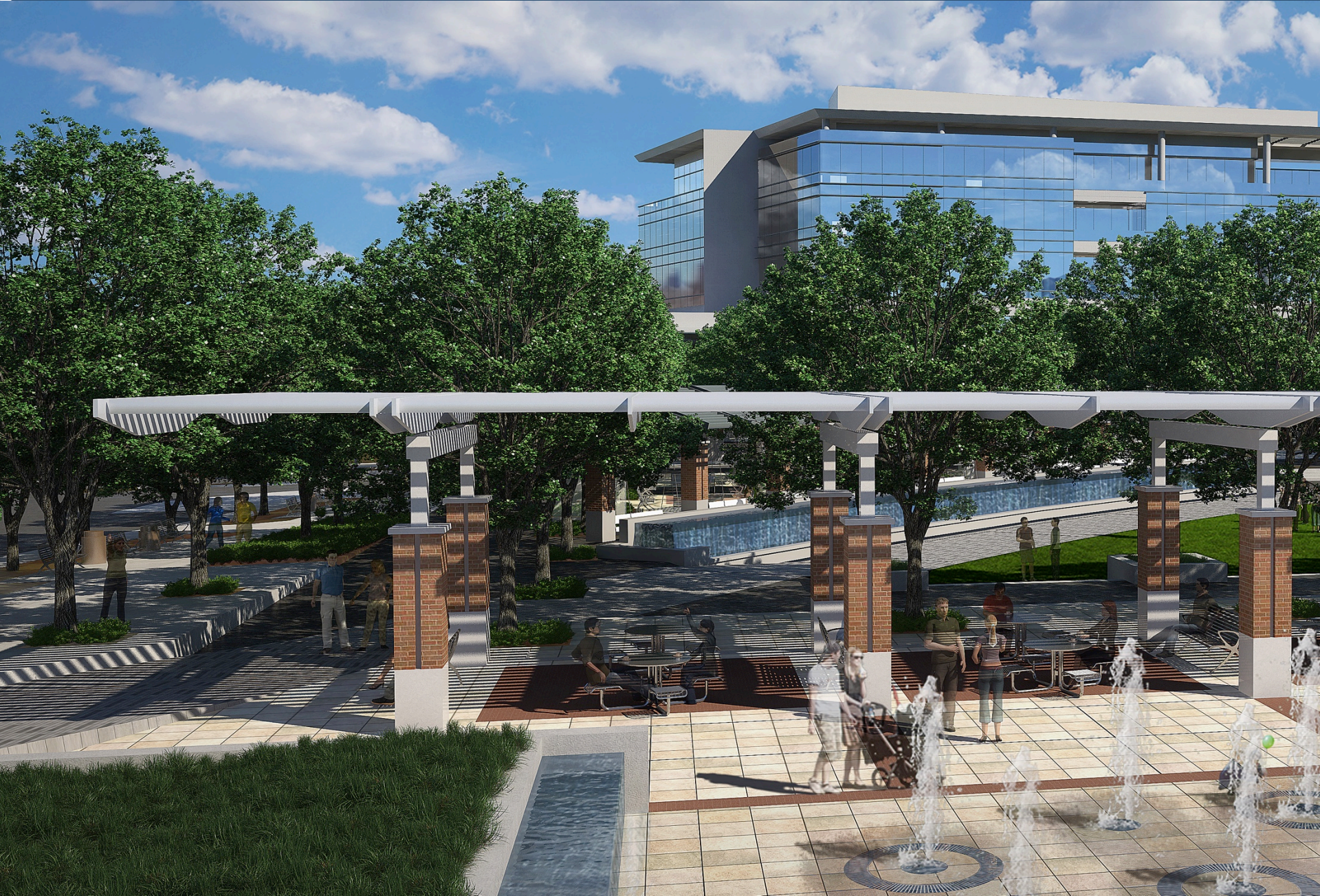


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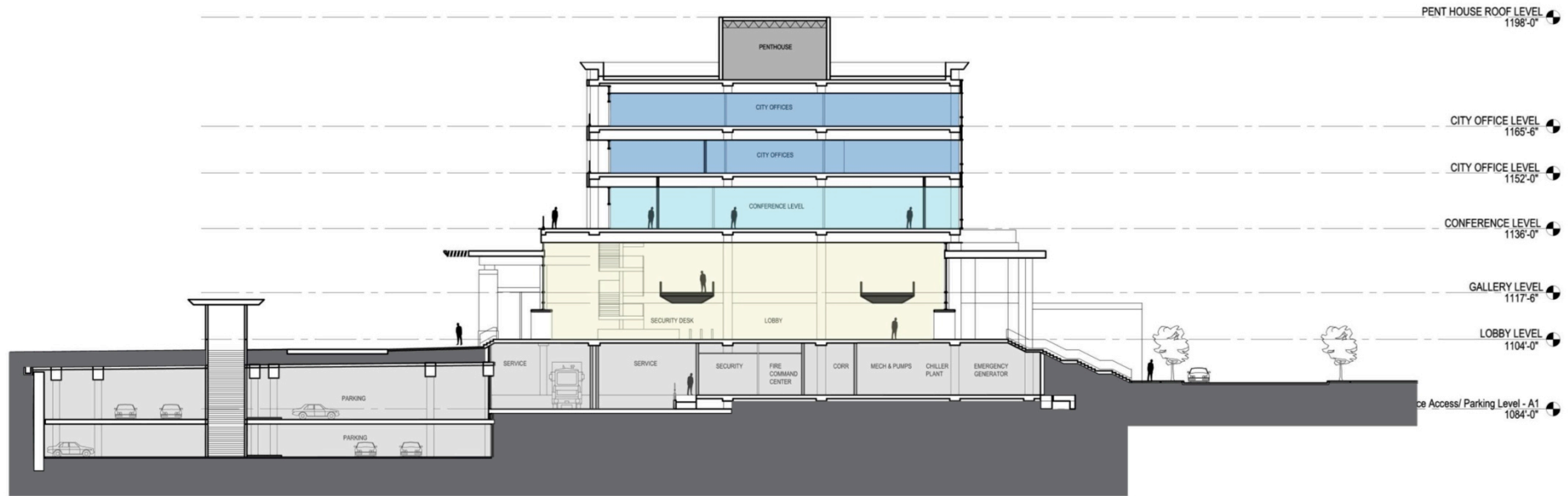


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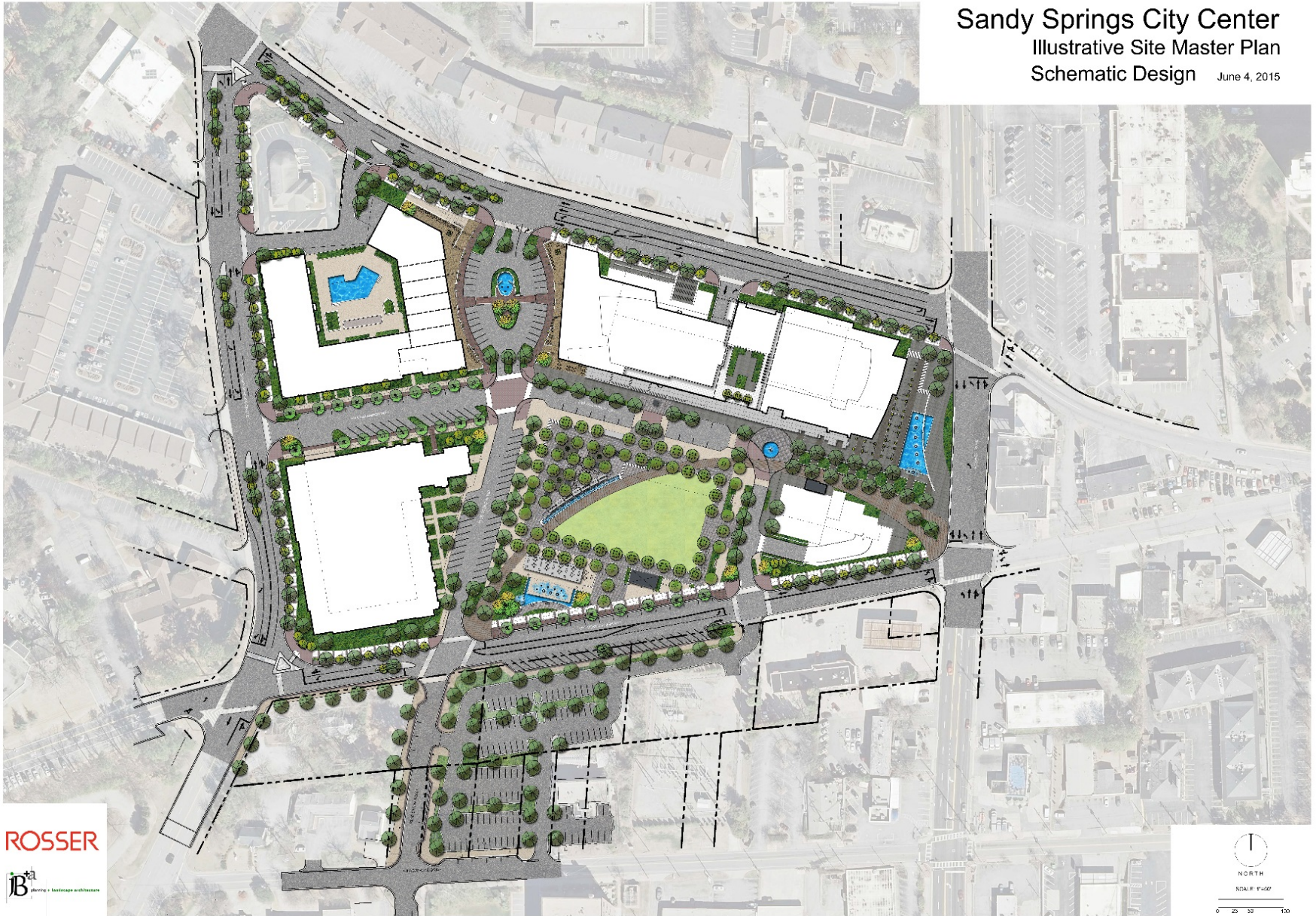
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Illustrative Site Master Plan  
Schematic Design June 4, 2015



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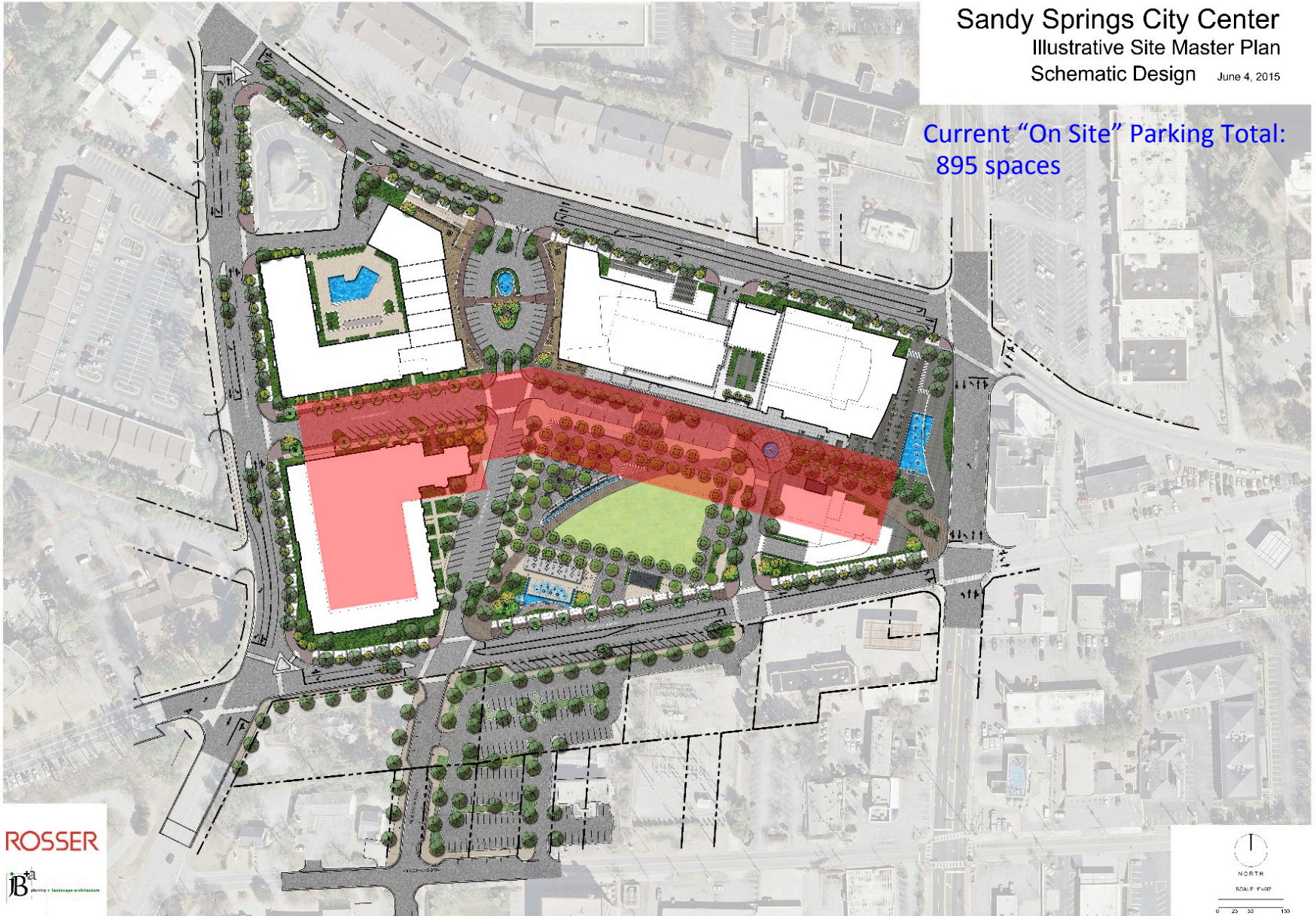
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# SANDY SPRINGS CITY CENTER

Sandy Springs City Center  
Illustrative Site Master Plan  
Schematic Design June 4, 2015

Current "On Site" Parking Total:  
895 spaces



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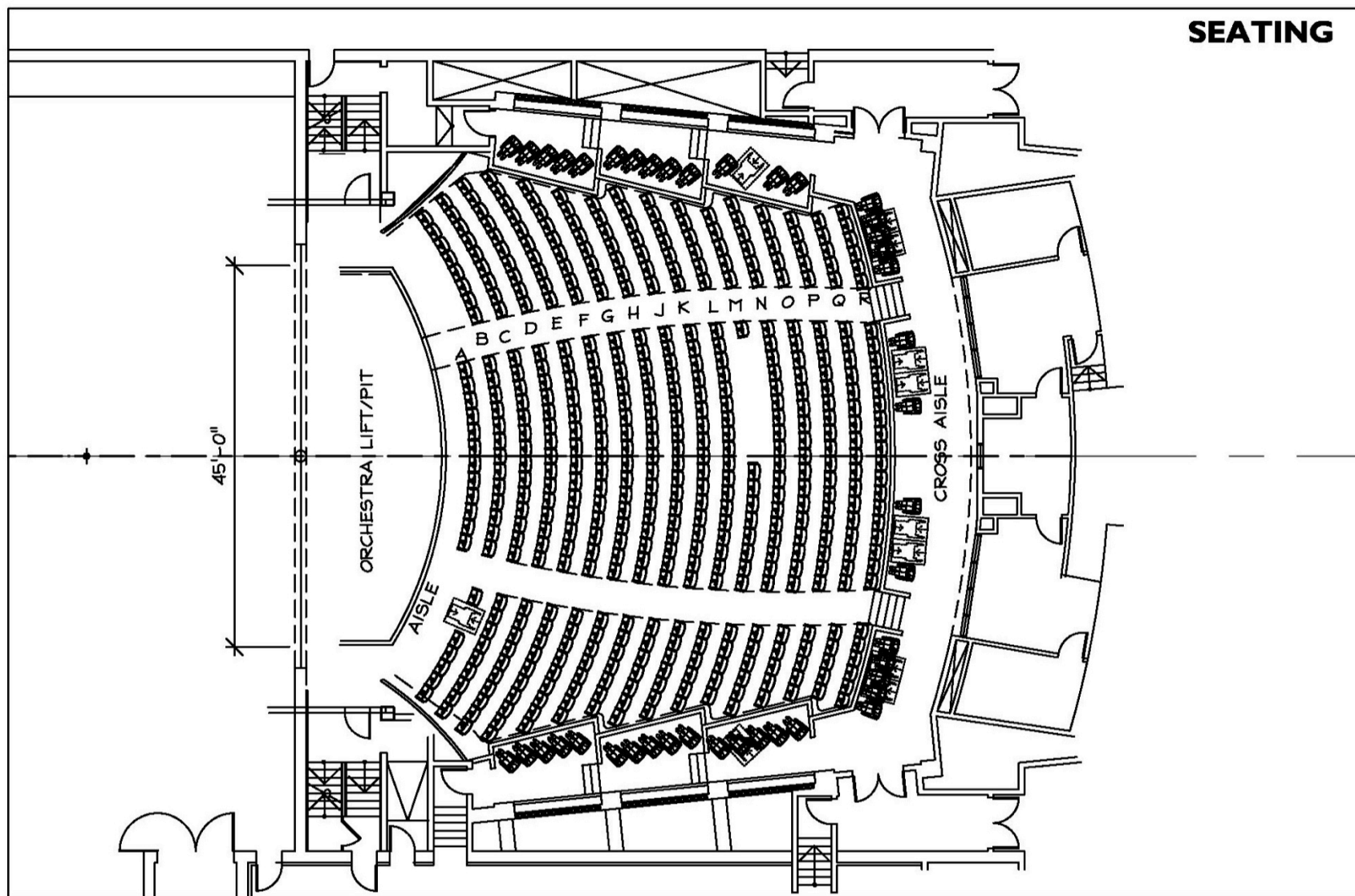
SCALE: 1"=50'

0 20 40 60 80 100



# SANDY SPRINGS CITY CENTER

## SEATING



### SANDY SPRINGS CITY CENTER PAC TYPICAL ORCHESTRA LEVEL SEAT CONFIGURATION

Theatre Consultants Collaborative, Inc  
www.theatrecc.com

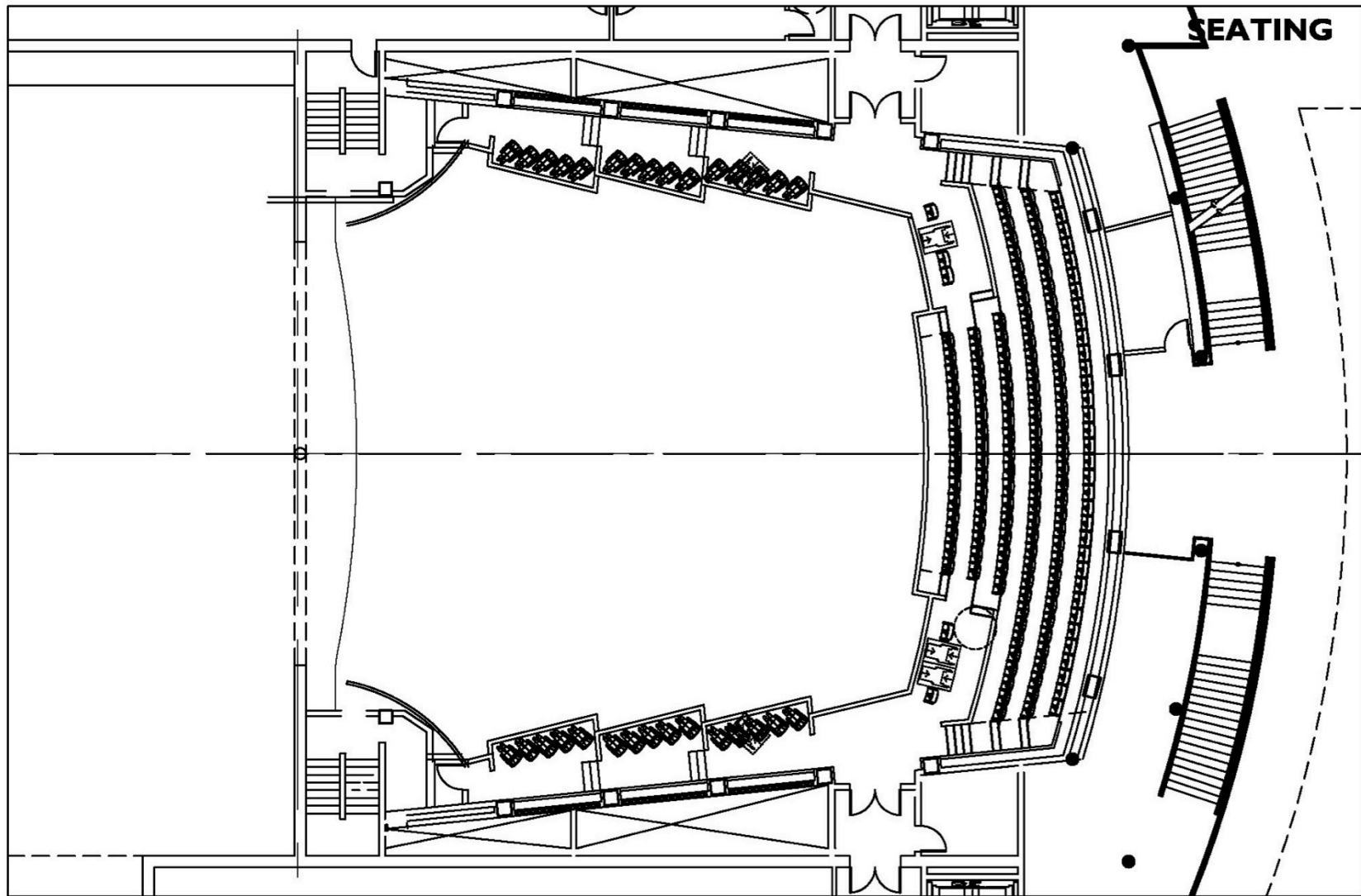
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Scale: 1/16"=1'-0"  
Project: SSCCpac-14  
Reference: SK-16

Dwg:

**TCCca  
P-1**



# SANDY SPRINGS CITY CENTER



**SANDY SPRINGS CITY CENTER PAC  
TYPICAL LOGE SEAT LAYOUT**

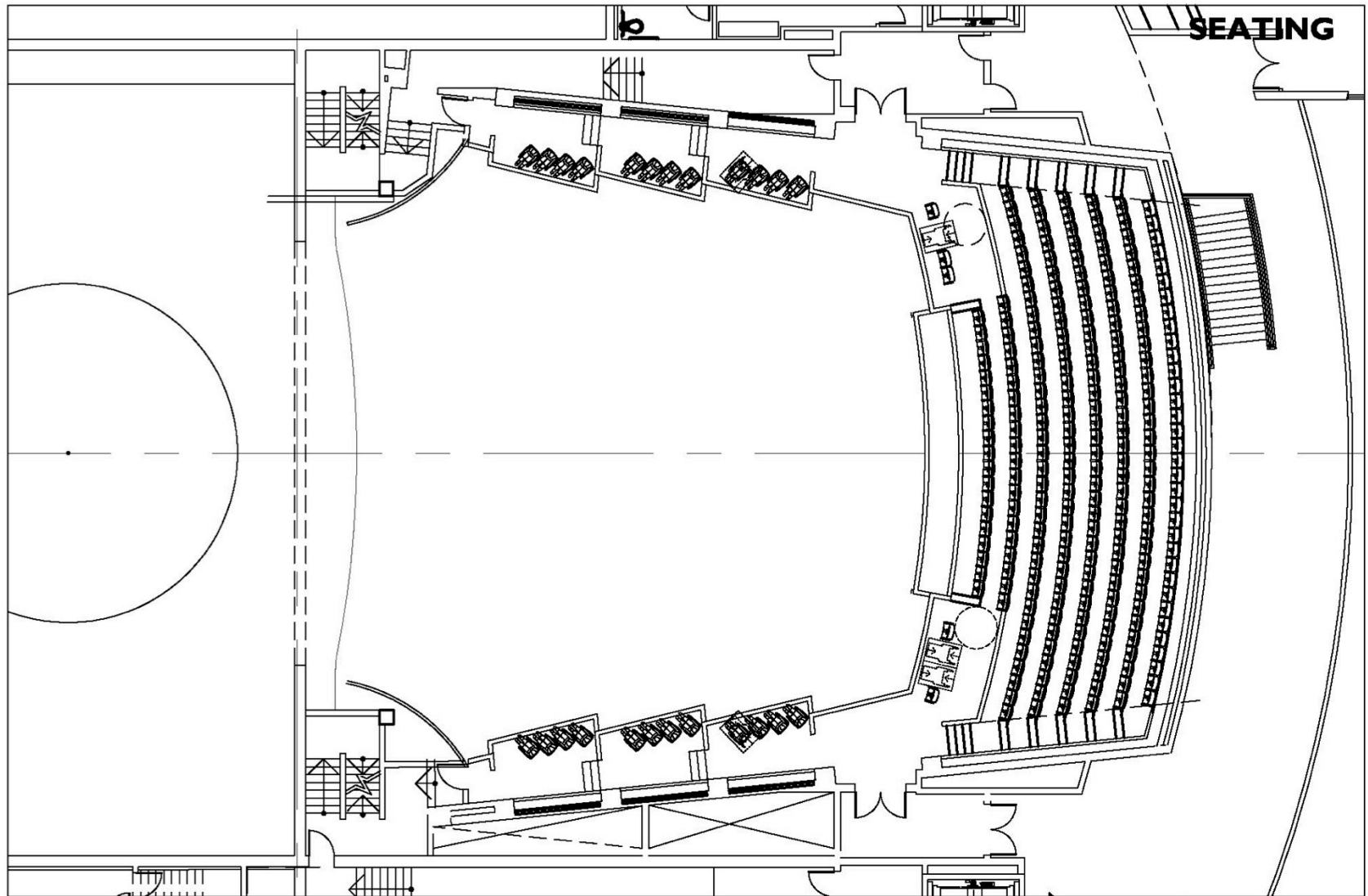
Theatre Consultants Collaborative, Inc  
www.theatrecc.com

Date: 2015-06-04  
Scale: 1/16"=1'-0"  
Project: SSCCpac-14  
Reference: SK-16

Dwg:  
**TCCca  
P-2**



# SANDY SPRINGS CITY CENTER



## SANDY SPRINGS CITY CENTER PAC TYPICAL BALCONY SEAT LAYOUT

Theatre Consultants Collaborative, Inc  
[www.theatrecc.com](http://www.theatrecc.com)

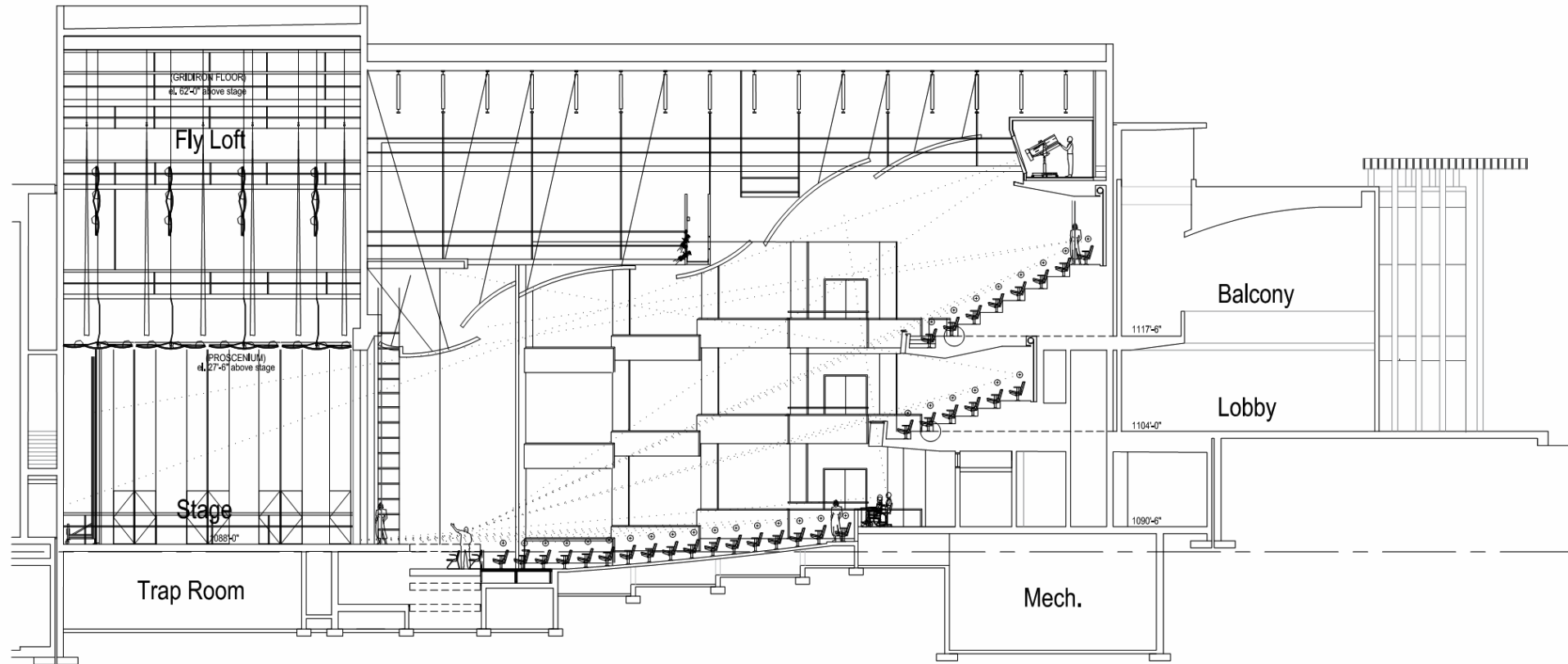
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Project: SSCCpac-14  
Reference: SK-16

Dwg:

**TCCca  
P-3**



# SANDY SPRINGS CITY CENTER





# SANDY SPRINGS CITY CENTER

	A	B	C	E	G	H
1		Total active seat inventory	Typical configuration with Code Required ADA	Typical configuration without any ADA places	Ticket Count with ganged chairs on Orchestra Pit Lift for "Sell-out Headliner"	Explanatory Notes
2	<b>ORCHESTRA LEVEL</b>					
3						
4	Fixed Seats	427	427	427	427	Rows "D" through "R"
5	Sled Based Row A-C	89	71	73	89	
6	"Mosh-Pit" Standing					1000 sqft @ 8 sqft/P
7	Stage Lift	50			50	Stack & gang. Aisle along stage
8	Cross Aisle chairs	20	14	20	11	All loose chairs
9	Side Gallery Seats	30	28	30	28	All loose chairs
10	ADA Code	6	6		6	All wheelchairs
11	ADA Extra	6			1	
12	Orchestra Total		546	550	612	
13						
14	<b>LOGE LEVEL</b>					
15						
16	Fixed Seats	157	157	157	157	
17	Sled Based Seats	6	3	6	3	
18	Side Gallery	30	30	30	30	All loose chairs
19	ADA Code	2	2		2	
20	ADA Extra	2				
21	Standing Audience					
22	Loge Total		192	193	192	
23						
24	<b>BALCONY LEVEL</b>					
25						
26	Fixed Seats	248	248	248	248	
27	Sled Based Seats	6	1	6	1	
28	Side Gallery	24	24	24	24	All loose. Fewer sees better
29	ADA Code	3	3		3	
30	ADA Extra	1				
31	Standing Audience					At entrances with leaning rail
32	Balcony Total		276	278	276	
33						
34	GRAND TOTAL		1014	1021	1080	
35						



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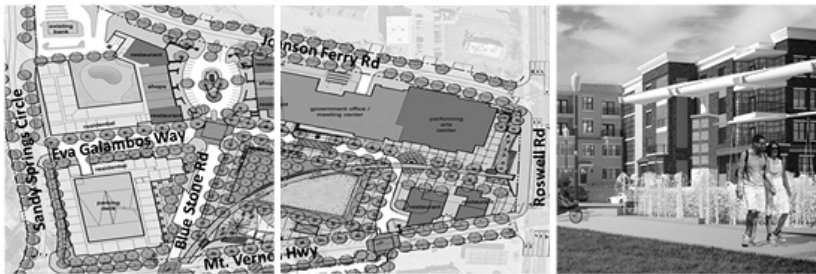
# SANDY SPRINGS CITY CENTER



invest



develop



## PRIVATE DEVELOPMENT DESIGN UPDATE

SANDY SPRINGS, GA

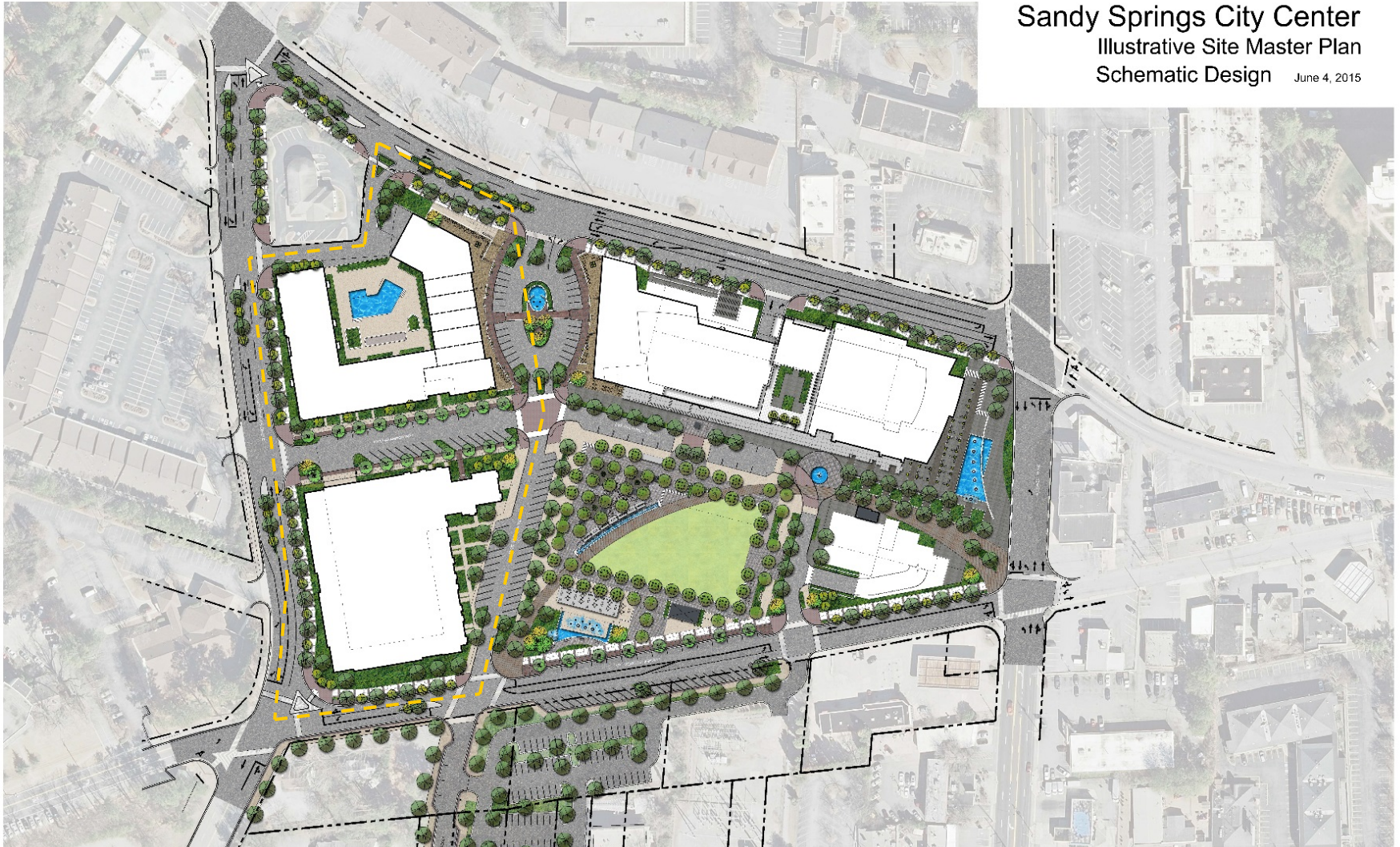
JUNE 2015

advise





## CURRENT SITE PLAN





## EARLY CONCEPT ELEVATIONS



View from Blue Stone Rd.



View from Sandy Springs Circle



## DESIGN DIRECTION

- Modifications to the original design (RFP version) based on collaboration with the City design team as the site plan was modified
- Incorporated feedback received from public open house and on-line survey
- Explored the use of different exterior elements/textures to give character to the buildings and to break up the massing of the buildings from a pedestrians perspective; mix of brick, stone, stucco, and glass
- Unit Mix, larger units plans, expressed townhome features, large balconies, etc.
- Looked to examples of other projects, such as Woodstock, GA, Alpharetta, GA (Avalon); Nashville, TN (the Gulch)



WOODSTOCK IMAGERY





## WOODSTOCK IMAGERY





## AVALON MULTI-FAMILY





## AVALON MULTI-FAMILY





## UPDATED SOUTH BUILDING RENDERING



View of Southern Multi-Family Building from public park



## UPDATED SOUTH BUILDING RENDERING



View of Southern Multi-Family Building from public park



## UPDATED SOUTH BUILDING RENDERING



View of Southern Multi-Family Building from public park (trees removed from previous image)



## UPDATED SOUTH BUILDING RENDERING



Street level view of southern building, looking south along Blue Stone Rd.



## UPDATED SOUTH BUILDING RENDERING



View looking north on Blue Stone Rd. from Mt. Vernon intersection  
(Note: Market Square and Civic Office Building to the right)



## UPDATED SOUTH BUILDING RENDERING



Updated corner of Galambos Way and Blue Stone; now includes larger 3 bedroom units overlooking park and market square



## NORTHERN BUILDING SKETCH UP



Standing at intersection of Blue Stone and Galambos looking west (market square slopes down to the right)



## NORTHERN BUILDING SKETCH UP



Standing at intersection of Sandy Springs Circle and Galambos Way, looking east into the site



## NORTHERN BUILDING SKETCH UP



Standing at Johnson Ferry entrance to Market Square looking south towards the park



## UPDATED SOUTH BUILDING RENDERING



View of Southern Multi-Family Building from public park